

City of Rochelle

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January 22, 2014

Environmental Management Support, Inc.
ATTN: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone: (301) 589-5318

Dear Mr. West:

On behalf of the City of Rochelle, I am pleased to submit this Proposal for a \$400,000 Community-Wide Brownfields Assessment Grant. As a small municipality, we recognize the obstacle that brownfields create in our efforts to develop a healthy, sustainable environment while promoting economic growth. With this grant funding, along with a mix of community partners, the City of Rochelle intends to transform these brownfield sites into an economic engine.

The City of Rochelle, a small community located in northwest Illinois in Ogle County, has a long history of intermodal transportation and manufacturing. Nicknamed the "Hub City," the City of Rochelle is a regional economic center providing goods, services, and jobs in North Central Illinois. Located in a rapidly changing region, influenced by the continuing expansion of the adjoining Chicago and Rockford metropolitan regions, and the growing National reliance on intermodal transportation services, the City of Rochelle was constantly experiencing new development that had not been foreseen. However, due to the economic lapse over the past few years, Rochelle's dependence on the transportation and heavy manufacturing industries has reduced its ability to rely on revenue from these sectors to progress the older and underutilized areas of the community. The transportation and manufacturing industries took a major hit, leaving thousands out of work in the Rochelle/Ogle County region. In 1990, 28.7% of employment in Ogle County, where the City of Rochelle resides, was in the manufacturing field. By 2010, this figure had dropped nearly in half to 16.4%.

As the City faces a bleak economic climate and an underutilized workforce, it has identified the redevelopment of brownfields within its boundaries as a key component to its economic recovery and growth. Rochelle has already identified several potential brownfields sites throughout our original downtown, along the rail corridor, on the fringes of the City, and in the original business districts, all of which are surrounded by residential neighborhoods. In particular, the City has pinpointed nine (9) priority sites. With these grant funds, we hope to assess these priority sites to encourage redevelopment and position them for a more fruitful end use. If these properties are not addressed, the blight caused by the abandoned and deteriorating buildings will spread. Environmentally, these potential brownfields sites are impacting the area's soil and groundwater with contaminants, many of which pose health threats to nearby sensitive human populations and are likely migrating to the Kyte River.

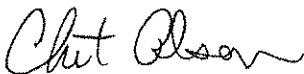
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The City of Rochelle is using its Comprehensive Plan to guide its brownfields redevelopment approach. Our Comprehensive Plan's objectives echo concerns identified by residents and stakeholders: to promote "Smart Growth" principles by supporting infill development; create an efficient, attractive, and sustainable development pattern; build a strong, diverse, and self-sufficient economic base; provide quality housing of all types to residents of Rochelle; revitalize neighborhoods; and improve the appearance of gateways into the community.

Applicant Identification:	City of Rochelle, 420 N. 6 th Street, Rochelle, Illinois 61068
DUNS Number:	010231009
Funding Request:	\$400,000 Community-Wide Assessment Grant (\$200,000 Petroleum, \$200,000 Hazardous Substances)
Location:	City of Rochelle, Ogle County, Illinois
Chief Executive:	Mr. Chet Olson, Mayor 420 N. 6 th Street, Rochelle, Illinois 61068 Phone: (815) 562-6161; Fax: (815) 562-8648 Email: colson@rochelleil.us
Project Director:	Mr. David Plyman, City Manager 420 N. 6 th Street, Rochelle, Illinois 61068 Phone: (815) 562-6161; Fax: (815) 562-8648 Email: dplyman@rochelleil.us
Submittal Date:	January 22, 2014
Project Period:	October 1, 2014 – September 30, 2017
Population:	9,574 (US Census Bureau, 2010)

We hope that this Proposal demonstrates our community's need for brownfields assessment funding and recognizes our commitment to this project based upon our efforts thus far, as well as our future plans for the cleanup and redevelopment of brownfield sites within the City of Rochelle. Please do not hesitate to contact me for information in regards to Rochelle's brownfields redevelopment efforts. Thank you for your consideration of this US EPA Community-wide Assessment Proposal.

Sincerely,



Chet Olson, Mayor
City of Rochelle, Illinois

RANKING CRITERIA**1. COMMUNITY NEED****a. Targeted Community and Brownfields****i. Targeted Community Description**

The City of Rochelle, a small community located in northwest Illinois in Ogle County, has a long economic legacy of intermodal transportation and manufacturing. Nicknamed the "Hub City," the City of Rochelle is a regional economic center providing goods, services, and jobs in North Central Illinois. The City of Rochelle is a logistically-strategic location for industry, located at the intersection of two interstate highways and two Class 1 Railroads. I-39 and I-88 intersect at Rochelle – outside of the metro-Chicago congestion. Both the Union Pacific and Burlington Northern/Santa Fe railways intersect here as well. Located in a rapidly changing region, influenced by the continuing expansion of the adjoining Chicago and Rockford metropolitan regions, and the growing National reliance on intermodal transportation services, the City of Rochelle was constantly experiencing new development that had not been foreseen. However, due to the economic lapse over the past few years, Rochelle's dependence on revenue from the transportation and heavy manufacturing industries has reduced its ability to rely on these sectors to progress the older, deteriorating, and underutilized areas of the community, including the original downtown and the fringes of the City which serve as gateways. When the recession hit, the transportation and manufacturing industries were dealt a major blow, leaving thousands out of work in the Rochelle/Ogle County region. In 1990, 28.7% of employment in Ogle County was in the manufacturing field. By 2010, this figure had dropped by nearly half to 16.4%. Unemployment in the City of Rochelle and Ogle County soared to approximately 18% in 2010 (Source: US Census). While the City works to rejuvenate its economic climate and deal with an underutilized workforce, it has identified the redevelopment of nine (9) priority brownfields sites within its boundaries as a key component to its economic recovery and growth. The City of Rochelle is using our Comprehensive Plan to guide our brownfields redevelopment approach. The Comprehensive Plan objectives echo concerns identified by residents and stakeholders: promote "Smart Growth" principles by supporting infill development; create an efficient, attractive, and sustainable development pattern; build a strong, diverse, and self-sufficient economic base; provide quality housing of all types to residents of Rochelle; revitalize neighborhoods; and improve the appearance of gateways into the community. These goals coincide with the guiding Livability Principles of valuing and supporting the community and its neighborhoods, and promoting equitable/affordable housing and transportation choices. The City of Rochelle is starting what we anticipate to be a successful brownfields redevelopment program and will use its Comprehensive Plan as a roadmap for smart growth and the creation of a truly livable community. This Assessment Grant will support a key step to reaching these goals, by funding, in part, the assessment of brownfields in the downtown business district and surrounding neighborhoods that are negatively impacting the health and welfare of sensitive populations, the environment, and the economic state of the City.

ii. Demographic Information

	Rochelle	Ogle County	Illinois	National
Population	9,574	53,497	\$12,830,632	308,745,538
Unemployment	10.6%	13.4%	8.8%	7.8%
Poverty Rate	14.7%	8.9%	13.3%	14.3%
Percent Minority	17.5%	3.2%	28.5%	26.7%
% Minority - Hispanic	23.5%	9.2%	15.8%	16.9%
Per Capita Income	\$24,716	\$24,959	\$28,469	\$26,530
Median Household Income	\$49,503	\$55,733	\$53,974	\$50,221

Source: US Census, 2010 Data

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iii. Brownfields

The City of Rochelle has identified several potential brownfields sites in the original downtown business districts, along the rail corridor, and on the fringes of the City, all of which are surrounded by residential neighborhoods. In particular, the City has pinpointed nine (9) priority sites. With these grant funds, we hope to assess these priority sites, which will directly encourage redevelopment. These potential brownfields sites are a severe blight to the City, discouraging re-investment in the City's downtown and business districts, breeding crime, particularly in the form of vandalism. We are concerned about these potential brownfields sites are impacting the area's soil and groundwater with contaminants, many of which pose health threats to our lower-income, minority population that does not have access to quality healthcare, where health screenings and preventative care are available. The following table lists each priority site, its potential contaminants, and the health effects associated with these contaminants of concern, which are in close proximity to our sensitive populations.

Priority Site	Contaminants ¹	Contaminant Health Effects ²
Rochelle Printing	Chlorinated Solvents	Cancer; birth defects, damage to nervous/respiratory/cardiovascular system
Patterson Lumber	Polycyclic Aromatic Hydrocarbons, Copper, Arsenic,	Cancer; reproduction system damage; birth defects; liver/kidney damage; skin/respiratory/liver/immunological/neurological system damage; decreased blood cell production
Dry Cleaners (Lincoln Avenue)	Tetrachloroethylene; Trichloroethylene	Cancer; birth defects; damaging to nervous/respiratory/cardiovascular system
Former Del Monte Plant	Petroleum related VOCs; Polycyclic Aromatic Hydrocarbons	Cancer; reproduction system damage; birth defects; dermal/liver/kidney damage; skin/respiratory/liver/ neurological hematological/ immunological system damage
Former Del Monte Lagoons	Polycyclic Aromatic Hydrocarbons; Heavy Metals	Cancer; reproduction system damage; birth defects; dermal/liver/kidney damage; skin/respiratory/liver/ immunological / neurological system damage
Former PBM Concrete	Tetrachloroethylene; Trichloroethylene; Polycyclic Aromatic Hydrocarbons	Cancer; birth defects; damaging to nervous/respiratory/cardiovascular/reproductive/dermal/liver/kidney/immunological systems
Atwood Property	Petroleum related VOCs; Polycyclic Aromatic Hydrocarbons	Cancer; reproduction system damage; birth defects; dermal/liver/kidney damage; skin/respiratory/liver/ neurological hematological/ immunological system damage
Caron International	Tetrachloroethylene; Trichloroethylene; Polycyclic Aromatic Hydrocarbons; Polychlorinated biphenols	Cancer; birth defects; damaging to nervous/respiratory/cardiovascular/reproductive/dermal/liver/kidney/immunological systems
J&L Gas	Petroleum related VOCs; Polycyclic Aromatic Hydrocarbons	Cancer; reproduction system damage; birth defects; dermal/liver/kidney damage; skin/respiratory/liver/ neurological hematological/ immunological/ endocrine system damage; developmental effects

¹Illinois EPA and environmental reports. ²Agency for Toxic Substances and Disease Registry (ATSDR)

The next health and welfare concern is the migration of contaminants from potential brownfields sites to the Kye River. This waterway has long-served as a waste conveyance system for industrial and manufacturing operations and for run-off. Storm water discharge accumulated from potential brownfields

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located within the City of Rochelle, including run-off from our priority brownfields, presents a threat to the water quality and to the health of any inhabitants within or along the River. Additionally, residents who use the waterway for fishing and recreation may also be exposed to contaminated water. Using this Community-wide Assessment Grant, the City of Rochelle can determine which brownfields are contributing impacted storm water or groundwater to the Kyte River and develop a plan to limit these releases, thereby protecting the sensitive ecosystems.

iv. Cumulative Environmental Issues

The City of Rochelle is located at the intersection of two interstate highways and two Class 1 Railroads. I-39 and I-88 intersect at Rochelle, and both the Union Pacific and Burlington Northern/Santa Fe railways intersect here as well. Traffic, both on the highway and the railway, can be very heavy at times. Heavy rail and highway traffic can be the cause of some air pollution issues. In addition, the City of Rochelle is home to the Rochelle Landfill, which occupies approximately 110 acres. In operation since 1972, the Rochelle Landfill is a municipal solid waste (MSW) landfill and abides by the rules and regulations set forth by the Illinois Environmental Protection Agency. The Rochelle Landfill's solid waste landfill consists of the landfill, landfill gas-to-energy processing and associated ancillary services. Liquids that are collected from the drainage system are treated at their modern wastewater treatment facility. With their thoughts on safety, networks of groundwater monitoring wells are located throughout the Rochelle Landfill facility and are monitored regularly to ensure proper operation.

b. Impacts on Targeted Community

The overriding health and welfare concern for the City of Rochelle is the concentration of potential brownfields sites located within the City, particularly in the downtown, along the rail corridor, on the City's fringes, and in the surrounding residential neighborhoods. The above listed priority sites, located in close proximity to residential neighborhoods, schools, and/or parks, are negatively impacting sensitive populations by potentially exposing them to numerous contaminants via direct contact, airborne particulates inhalation, and vapor intrusion pathways. According to US EPA's EJView (Environmental Justice View) program, our priority sites are located near sensitive populations and areas with low per capita incomes. In addition, the cancer rates are higher in neighborhoods near our listed priority sites. A second health and welfare concern is the threat from hazardous substances associated with vacant industrial and commercial buildings in the downtown/business district and surrounding neighborhoods, as well as dilapidated buildings located in impoverished and sensitive population neighborhoods. Many of these buildings are likely to contain asbestos materials and lead-based paints. Due to their deteriorated and/or unsecured condition, it is possible for residents, particularly children, to access these structures. Once inside, residents may be exposed to asbestos fibers (known to cause cancer, mesothelioma, and asbestosis) and deteriorated lead-based paints and dust (known to cause neurological damage in children). Some of dilapidated buildings have fallen into foreclosure or been completely abandoned. Abandoned and under-utilized properties cause blight, which is a major issue for the City of Rochelle. Eliminating and preventing blight is a priority for the City. The Comprehensive Plan identifies the "need to create an efficient, attractive, and sustainable development pattern", and with this Assessment Grant, the City will be able to incentivize the redevelopment of these sites. The City of Rochelle has identified two very large high-priority sites: the former Rochelle Printing building and the former Caron International site. The former Rochelle printing site is located on south side of the City, situated along a highway and the Kyte River. This site is also located in a floodplain, providing another avenue for distributing potential contaminants to the City's residents and resources. As a former printing outfit, solvents from ink and cleaning solutions are of grave concern. The former Caron International site is situated along the rail corridor and is located in a residential neighborhood that is very near our downtown. The former Caron International site once operated as a yarn manufacturer. The plant has since closed and with the exception of some storage utilization, has sat vacant ever since. Caron International spun and dyed yarn in this

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facility, so solvent contamination is highly probable. With this facility being located within a residential neighborhood, vapor migration into nearby dwellings is of utmost concern. Another priority site that has been identified is the former PPM site. This site was historically a locomotive factory. Later, the site was utilized as a pre-stressed concrete manufacturer, and most recently as a scrap metal/recycling facility. The former PPM site is located in a residential neighborhood, and is intersected by a creek that stems from the Kyte River. Residents could be exposed to the various contaminants via direct contact with impacted soil and groundwater, inhalation of particulates and vapors, and ingestion.

c. Financial Need**i. Economic Conditions**

The City of Rochelle's economic success has been tied to the intermodal transportation and manufacturing industry. With the recent downturn of the economy, the transportation and manufacturing industries took a major hit. The City of Rochelle continues to be plagued by economic conditions that have resulted in high unemployment rates and low per capita incomes, due mostly to the loss of major employers in the region. The economic conditions that the City and the surrounding region have been facing are disproportionate to other regions. The most obvious effect of the region's distress on its economic development efforts is the scarcity of resources available to local governments to undertake those efforts. The City is facing an ever-tightening budget as property values decline and local tax revenue plummets. As manufacturing facilities and other major employers close, the assessed values of those facilities drop and reduce property tax revenues to local governments. Unemployed and underemployed workers reduce their personal spending which also reduces sales tax revenue, the other major source of revenue for local governments. Reduced revenue streams make it more difficult and more expensive for local governments to bond for large infrastructure projects. Effective economic development efforts take money – to build the infrastructure needed to attract development, carry out marketing campaigns that inform businesses of the assets that a region can offer them, and employ staff to respond to site selectors' requests for information, etc. The City desperately needs this Assessment Grant funding to assess the brownfields that are contributing to the ongoing deterioration of neighborhoods and the downtown district. Redevelopment of these sites will provide impoverished residents with much-needed employment opportunities, increase the availability of affordable housing, and increase the City's property and income tax base. The City's first financial concern is the lack of quality employment opportunities, which is disproportionately impacting impoverished neighborhoods near and surrounding the downtown area. The highest unemployment rate in the region is found in Ogle County, where the City of Rochelle is located. Ogle County's most recent unemployment rate is 8.9% (U.S. Bureau of Labor Statistics). In terms of layoffs, the Rochelle and Ogle County region has been hit hard over the past decade. Over the past decade, layoff numbers have totaled over 2,650. These figures only include layoffs that extend beyond 30 days and impacted more than 50 employees over the past ten years. These figures also exclude any governmental or agricultural industries, which account for many jobs throughout the area (Illinois Department of Employment Services). There is often a direct linkage between the loss of manufacturing jobs and the loss of earning power in a region. In addition, when manufacturing jobs are lost, the number of service sector jobs usually increases. This economic adjustment is present in the City of Rochelle, where most service sector jobs are unskilled or baseline positions in the hospitality and food sector businesses, where salaries are an average 25% less than that of the manufacturing job that they replaced. Ogle County, where the City of Rochelle is located, is an example of this linkage. Ogle County has lost approximately 2,650 jobs over the past decade. Consequently, Ogle County has the highest unemployment rate and the lowest per capita personal income (\$31,669) in the region. The most obvious effect of the region's difficulties with its economic development efforts is the scarcity of resources available to local governments to undertake those efforts. When a local government's revenue stream is shrinking, it is difficult to persuade its city council or village board members to spend limited resources on economic development efforts whose success is not guaranteed. This dynamic can be seen throughout the

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City of Rochelle, particularly at the local government levels. Important infrastructure projects are unable to be built without financial assistance from outside of the region. The proposed assessment activities will enhance the strengths of the region, which will support the growth of existing companies as well as facilitate the development of emerging industries. The City of Rochelle, with its access to two Class I railroads and two interstate highways, is the transportation hub of the region. Through that role, we have successfully built collaborative relationships with various stakeholders for the purpose of economic development. However, unless the City obtains this Assessment Grant funding, it will not be able to support the assessment of the listed priority brownfields nor the assessment of additional brownfields located throughout the City. Since we are such a small, rural municipality, our need for federal funding through grants is vital.

ii. Economic Effects on Brownfields

The demographic profile of the City of Rochelle demonstrates that our community has a high poverty rate, a lower per capita income than the rest of the County, State, and Country, and a significantly lower median household income than those of the County and State. According to the 2010 US Census data, the City of Rochelle is plagued with a low Median Household Income. Compared to the State (\$53,974) and Nation (\$50,221), the City of Rochelle's Median Household Income is noticeably lower at \$49,503. The City of Rochelle and Ogle County also have a significantly higher unemployment rate than that of the State and Nation, illustrating the need for viable wage-paying jobs. Rochelle's poverty rate is also much higher than the County and the State. The City of Rochelle has a very high minority population, specifically Hispanic and Latino, which consists of 23.5% of the City's population. The Rochelle Elementary School District reports approximately 1,800 pre-kindergarten through 8th grade students from four neighborhood elementary schools and the Rochelle Middle School. The Rochelle Elementary School serves a very diverse population, and as such, the Hispanic population and English Language Learners have increased significantly over the past decade. There has also been a significant increase in the number of students from low-income families. Rochelle Elementary is one of the few Districts in the State that has greater than 40% low-income students and greater than a 20% Hispanic population. The data clearly demonstrates that the key economic need of the residents throughout Rochelle is well-paying jobs. Our ability to secure funding through this Brownfields grant will allow our residents to begin implementing business growth activities, which will lead to the creation of better, higher paying jobs.

2. PROJECT DESCRIPTION & FEASIBILITY OF SUCCESS

a. Project Description

i. Describe the project that will be funded and how the project aligns with the community's land use and revitalization plans

The City of Rochelle is working to create a successful and very effective Brownfields Program. Our Comprehensive Plan identifies the redevelopment of deteriorated areas and the revitalization of our downtown and business district as key objectives. Yet, as we work to redevelop priority Brownfields to support these objectives, we are faced with the difficult task of financing the work. While challenging to redevelop, our Brownfields projects provide an opportunity for the City to promote redevelopment in areas with existing infrastructure, which encourages the use of sustainable redevelopment practices. The City has identified the following primary goals for its Brownfields Program: 1) the assessment of priority sites identified in Section 1.a.i; 2) the assessment of smaller parcels located throughout the City that local businesses and/or developers may be interested in redeveloping; 3) conducting cleanup and redevelopment planning activities for sites where redevelopment is imminent; 4) promote the use of sustainable construction and redevelopment practices; 5) seek opportunities to redeveloped Brownfields where the end use will ultimately promote recreation and healthy lifestyle practices for our citizens. By obtaining an Assessment Grant, the City will have the funding we need to continue to meet these goals. If awarded, we anticipate spending approximately 70% of the Task 4 (Phase I & II Environmental Site

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Assessments) funds on priority sites that are impacting sensitive populations and those with a high redevelopment potential; 20% to proactively assess additional sites where residents' exposure to contaminants and/or migration of contaminants to natural resources is of concern; and 10% for the assessment of other sites where development and/or business interest occurs during the project.

Once a site is selected for assessment, the City will submit an eligibility determination to the US EPA and/or the Illinois EPA. Upon securing approval of site eligibility, the community will be notified, a Property Profile Form for the site will be entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES), and the site will be evaluated through the performance of Phase I and Phase II Environmental Site Assessments. All Phase I Environmental Site Assessments will be conducted according to the requirements of All Appropriate Inquiry (ASTM Standard E1527-13) to identify Recognized Environmental Conditions that may indicate the presence of contamination. The environmental consultant will design a Phase II Environmental Site Assessment in general accordance with ASTM Standard E1903-97 and, as applicable, the Illinois EPA's voluntary cleanup program, known as the Site Remediation Program, to investigate the areas of potential environmental impact. Green site investigation and cleanup techniques will be encouraged. ASTM's recently developed Standard Guide for Green Cleanups (E2893-13) will serve as the foundation of our investigation activities. The guide focuses on incorporating greener Best Management Practices into site assessments and cleanups with the overall goal of reducing the environmental footprint during all phases. The typical assessment goals will be to evaluate the environmental liabilities, secure the site if threats exist, evaluate and minimize potential off-site impacts, and gauge redevelopment issues associated with on-site contamination. A Sampling and Analysis Plan (SAP) and Health and Safety Plan (HASP) will be submitted to US EPA for review. Upon approval, the environmental consultant will conduct a Phase II Environmental Site Assessment to collect media samples (soil/groundwater/asbestos) for laboratory analysis. Upon receipt of the laboratory results, the environmental consultant will work with the City, potential developers, and/or community partners to devise liability management, cleanup, and site re-use strategies that support the City's redevelopment efforts stated in the Comprehensive Plan and that will improve the health of the residents and the environment. After completion of initial assessment, additional safe use or remedial investigations may be needed to further define the nature and extent of the contamination, as well as design environmental response actions for cleanup and safe future use of the site. Depending on liability concerns and redevelopment goals, contaminated sites may be entered into the Illinois EPA's voluntary cleanup program or the States' Leaking Underground Storage Tank Program. The results of any assessments will be disseminated to the community through public meetings, fact sheets, social media, and notification from our Community Partners. If health threats are identified, the Illinois EPA and the Ogle County Health Department will be notified along with our US EPA Project Manager. If needed, the City of Rochelle will seek additional funding from local and state agencies, as well as additional US EPA Brownfield Assessment and Cleanup Grants and Revolving Loan Funds for additional assessment activities and subsequent environmental response actions. Throughout this process, the City and our environmental consultant will provide in-kind services to support the management of the grant funds and the operation of the project. In kind consultant services are to include presentations for community groups and job training programs. We strive to continue our effective Brownfields Program to provide incentives for businesses and residents to invest in our community and achieve the goals and objectives laid out in our Comprehensive Plan.

ii. Describe the project management approach

The City of Rochelle, led by our City Manager, David Plyman, and a qualified environmental consultant will continue progressing with our successful, community-oriented Brownfields initiative to support revitalization. City Staff will serve on the project, acting as an advisory committee that will provide guidance on how to effectively utilize grant funds and leverage additional funding sources to promote

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viaable revitalization. The City has extensive experience facilitating and managing redevelopment projects and will utilize said experience to support the most strategic use of the Brownfields grant funds. Rochelle Staff and our selected environmental consultant will be responsible for the day-to-day grant operations, including: updating and maintaining the Brownfields site inventory; distributing information about the project to the community; selecting sites for assessment; and tracking project progress. City Staff will also be responsible for procuring all contractual services (e.g., environmental consultant), submittal of required reports to US EPA, and managing the Brownfields information within the City's GIS database. City Staff will manage and track all financial transactions and generate all required financial reports. Upon award of the Assessment Grant, the City will prepare a draft Work Plan, coordinate the public announcement of the grant award, and solicit public comments on the draft Work Plan. After the Work Plan is approved by US EPA, the City will retain a qualified environmental consultant in compliance with applicable federal procurement regulations. The environmental consultant will assist with grant management operations, perform assessment work, and assist with reporting

iii. Site Selection

We have created an initial Brownfields inventory with our own resources. We will work with our community partners, our environmental consultant, and our staff to prioritize sites based on redevelopment potential and the environmental condition. The environmental condition will be determined by our consultant, while the redevelopment potential component will be determined with the help of our community partners. We will develop a ranking system that allows us to utilize grant funds on the best sites. We are already aware of some potential sites within the City based upon our previous Brownfields inventory activities and we do not foresee any access issues. If necessary, a written access agreement will be obtained from the property owners. No property owner will be coerced into participation in the City's Brownfields assessment activities and we will openly communicate the intent of our program to those involved. Any access issues will also be communicated with US EPA.

b. Task Description and Budget Table

Task 1: Programmatic Costs: The budget includes programmatic costs of \$10,500 for each Hazardous Substances and Petroleum assessment grant funds. The City's personnel costs (\$2,500 Hazardous Substances/\$2,500 Petroleum) along with the consultant's contractual costs will cover the preparation and submittal of quarterly and annual reports, as well as the maintenance of Brownfields information within the City's GIS System. The contractual costs included in the budget (\$5,000 Hazardous Substances/\$5,000 Petroleum) will allow for the chosen qualified environmental consultant to coordinate with US EPA on the project, document the Brownfields site selection process, coordinate/conduct operational meetings, and other grant inventory/assessment activities. The City's travel costs, \$3,000 for each Hazardous Substances and Petroleum budget will allow for two City representatives to attend two US EPA National Brownfields Conferences or other State or private brownfields related conferences or work sessions.

Task 2: Community Outreach: We will continue to encourage and facilitate community involvement in the development of the strategic plan for reuse of the identified properties. Because Brownfields Projects are partnerships between the private and public sectors, industrial, financial and community representatives will benefit from the collaborative planning regarding potential investment and development opportunities. These costs include a total of \$7,500 for each Hazardous Substance and Petroleum budget that will be used to conduct community involvement and outreach programs and meetings. The cost will be split between City personal and contractual costs (\$3,750 each) and will include preparing, printing, and mailing project information and marketing documents, press releases, developing and updating fact sheets, and maintaining outreach to citizens through social media and our website. We will work with our community partners to ensure that the public remains informed and involved.

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Task 3: Site Prioritization: We have created a Brownfields inventory with our own resources. The budget estimates include inventory maintenance and prioritization costs of \$5,000 for each Hazardous Substances and Petroleum budget. We will work with our community partners, consultant, and our staff to prioritize the sites based on redevelopment potential and the specific environmental condition. The environmental condition will be determined by our consultant, while the redevelopment potential component will be determined with the help of our community partners. We will develop a ranking system that will allow us to best utilize grant funds on the selected sites.

Task 4: Site Assessment: Based on site inventory rankings and community needs, selected sites will be evaluated through Phase I and Phase II Environmental Site Assessments. The assessments will be conducted in compliance with the requirements of All Appropriate Inquiry as well as applicable ASTM standards and practices. The costs for completing Phase I and Phase II Environmental Site Assessments can vary depending on the complexity of the sites. Based on past grant funded assessments, it is anticipated that Phase I Environmental Site Assessment costs will range from \$2,500 - \$5,000 and Phase II Environmental Site Assessment costs between \$15,000 to \$30,000, per site. We anticipate that approximately 12 sites will experience Phase I Environmental Site Assessments at an average cost of \$3,750. The proposed budget includes \$22,500 for Phase I Environmental Site Assessment activities for each Hazardous Substances and Petroleum budget. We anticipate conducting at least 5 to 7 Phase II Environmental Site Assessments at sites to supplement the Phase I Environmental Site Assessments where Recognized Environmental Conditions were identified. Since the City is anticipating conducting up to 7 Phase II Environmental Site Assessments at an average cost of \$30,000 per site, a total Phase II budget of approximately \$210,000 (\$105,000 each for Hazardous Substances and Petroleum budget) is proposed. The assessments will determine the contaminants present, contaminant levels, and if any immediate threats persist. The results of the Phase II Environmental Site Assessments work will be compared to Illinois EPA's Tiered Approach to Corrective Action Objectives (TACO) to evaluate contaminants through human exposure pathways. If contamination is identified, we will seek to enroll the impacted sites in the Illinois EPA's voluntary cleanup program for further investigation and remedial planning. We anticipate the enrollment of four to six sites into the voluntary cleanup program. We are budgeting \$15,000 for each Hazardous Substances and Petroleum budgets to cover the costs of the enrollment and Illinois EPA Project Manager review fees. Health and Safety and Sampling Analysis Plans will be prepared for all Phase II Environmental Site Assessment activities. A Quality Assurance Project Plan will also be prepared by the contracted Brownfields consultant in accordance with the US EPA's guidelines. For this, we have allocated \$2,500 in contractual fees from both the hazardous substances and petroleum budgets.

Task 5: Cleanup Planning: The City will conduct cleanup and redevelopment planning as required by the Illinois Brownfields Program, Illinois EPA's voluntary cleanup program, and the Leaking Underground Storage Tank program for Brownfields sites where redevelopment is imminent. This task will include the preparation of Remedial Action Plans, assessment of Brownfields cleanup and redevelopment alternatives, and the evaluation of institutional and engineering controls. Contractual costs for this task are estimated at \$22,000 for each Hazardous Substances and Petroleum budget. These costs are based on completing 2 Hazardous Substances and 2 Petroleum Remedial Action Plans at \$11,000 each, and \$5,000 each for the Illinois EPA's project management oversight fees associated with the voluntary clean-up program.

COMMUNITY-WIDE HAZARDOUS SUBSTANCES PROJECT TASKS						
BUDGET CATEGORIES	Task 1: Programmatic Costs	Task 2: Community Outreach	Task 3: Site Prioritization	Task 4: Phase I and II Site Assessments	Task 5: Cleanup Planning	Total
Personnel	\$2,500	\$3,750				\$6,250
Travel	\$3,000					\$3,000

CITY OF ROCHELLE, ILLINOIS
US EPA BROWNFIELDS COMMUNITY-WIDE ASSESSMENT GRANT PROPOSAL

Equipment						
Supplies						
Contractual	\$5,000	\$3,750	\$5,000	\$130,000	\$22,000	\$165,750
IL EPA Fees				\$15,000	\$10,000	\$25,000
Project Total	\$10,500	\$7,500	\$5,000	\$145,000	\$32,000	\$200,000
COMMUNITY-WIDE PETROLEUM PROJECT TASKS						
BUDGET CATEGORIES	Task 1: Programmatic Costs	Task 2: Community Outreach	Task 3: Site Prioritization	Task 4: Phase I and II Site Assessments	Task 5: Cleanup Planning	Total
Personnel	\$2,500	\$3,750				\$6,250
Travel	\$3,000					\$3,000
Equipment						
Supplies						
Contractual	\$5,000	\$3,750	\$5,000	\$130,000	\$22,000	\$165,750
IL EPA Fees				\$15,000	\$10,000	\$25,000
Project Total	\$10,500	\$7,500	\$5,000	\$145,000	\$32,000	\$200,000

c. Ability to Leverage

In the past decade alone, over \$1.2 Billion in capital investment and \$50 Million in infrastructure investment have been poured into the Rochelle area. Grant funding totaling almost \$20,000,000 has been awarded to the City for important infrastructure and economic development projects. The City has been awarded funding from the US Economic Development Agency, Department of Transportation, Bureau of Railroads, and the Illinois Department of Commerce & Economic Opportunity. The City knows how to leverage funds to get vital redevelopment projects completed. The City of Rochelle is requesting \$400,000 in Community-Wide Assessment Grant funds and we recognize that it will be difficult for the entire \$400,000 to fund all of the goals set for our Program. Therefore, the City of Rochelle has some vital economic development tools that are available to progress important projects. Businesses in the Rochelle area enjoy a low-cost, business-friendly environment with superior transportation systems connected to one of the greatest centers of commerce in North America – the City of Chicago. Additionally, our Foreign Trade Zone status, a readily available work force, and a community that provides significant quality of life amenities, makes Rochelle an excellent location for a business. Rochelle's economic development incentives are listed below:

- Foreign Trade Zone # 176:
 - Offering the benefit of reducing or eliminating the cost of import and export fees for products produced within the Foreign Trade Zone.
- New Market Tax Credits:
 - The program provides federal income tax credits to private investors by reducing the cost of the capital investment by 39% based on their investments made in entities that have received an allocation of New Market Tax Credits. The City of Rochelle has New Market Tax Credits available in the proposed project site area.
- Enterprise Zone:
 - Reduces the cost of construction by eliminating sales tax on all building materials, eliminating the 5% utility tax on natural gas and a 6-year/50% per year real estate tax abatement schedule
- Real Estate Tax Abatement Program:
 - On projects that fall outside of the Enterprise Zone, Rochelle offers up to a five year real estate tax abatement program for new and expanding business and industries.
- Rochelle Municipal Utilities (RMU):

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- o RMU is a City-owned and operated municipal utility, providing electric, water, sanitary sewer, and high-speed internet service. Rochelle is able to provide affordable and reliable electric service, vital for the future economic vitality of the region.

Staff time, particularly in the compilation of the Community Outreach and Program Development Tasks, will be significant, beyond what is allocated in the grant. We will try to utilize our Public Works equipment and staff when possible for such things as any necessary installation/removal of fencing around project sites and maintaining other site security measures. Our police department will also be notified of project locations, which will allow for additional site security measures. The efforts of our Brownfields program will continue to avail itself of other sources of State and Federal Grant funds to ensure that cleanup and restoration is achieved at our priority sites. In particular, we will pursue funding from the following: Illinois EPA, Illinois Department of Natural Resources, Illinois Department of Commerce and Economic Opportunity, Illinois Department of Commerce's Energy Now Program, and of course, private investment. While we hope to be successful in obtaining a plethora of leveraging resources for this project, as a small municipality, we do not have the capacity, tax base, or funding to meet all potential challenges that Brownfields assessment and redevelopment projects require, without US EPA assistance. Without the support of the US EPA, these environmental issues will remain, further impacting health and safety, and our economic viability.

3. COMMUNITY ENGAGEMENT & PARTNERSHIPS

a. Plan for Involving the Targeted Community & Other Stakeholders; and Communicating Project Progress

Brownfields redevelopment is inherently challenging. Therefore, we recognize that we can bolster our success rate in facilitating redevelopment by drawing on the different areas of expertise of our local, regional, state, and federal partners. This partnership approach will help to ensure that brownfield redevelopment in Rochelle is undertaken in an economically, environmentally, and socially sustainable manner, producing projects with the greatest possible impact and catalyzing effects. We have some successful partnerships already in place and seek to develop others as we advance our Brownfields Program. The City of Rochelle will include the affected neighborhoods and their respective residents as vital partners in our assessment, cleanup, and/or reuse plans. Neighborhood organizations and/or citizen's groups will have the opportunity to express their concerns, identify their needs, and create and implement redevelopment plans. As we move forward with the assessment program, we will provide fact sheets on the status of our Brownfields assessment activities at important junctures. We will continue to post these fact sheets on our webpage, distribute them at City Hall, and mail them to our community partners and directly affected residents. Lastly, we will hold Brownfields Redevelopment Advisory Committee meetings on a regular basis to ensure community oversight of our Brownfields initiative. We have developed an initial site inventory of our potential high-priority brownfields sites, potential contaminants, and known contamination health effects, as previously discussed. Once our Brownfields Assessment Activities commence, we will be sure to remain in regular, transparent communication with our residents. Since our proposal is community-wide, the focus of our notification program will be community-wide. The appropriate notification methods that we will utilize include newspaper articles, web publishing/posting, City Council meetings, and the Brownfields Redevelopment Advisory Committee meetings. If we are awarded this grant, we will continue to utilize diverse notification methods, ensuring that we reach a broad audience. It will also be a priority for us to describe our activities and progress in ways that are easily understood by our residents who will most likely be unfamiliar with environmental and scientific terminology. Due to the high percentage of Hispanic residents in Rochelle, we intend to translate our press releases into Spanish due to staff limitations. In addition, if any Spanish-speaking household is confirmed to be directly impacted by our assessment work, we will seek out translation services. The Community Action Network (CAN), one of our Community Partners, will be directly

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assisting us with translation services. We are already aware of some potential sites within the City based upon our previous brownfields inventory activities, and do not foresee any access issues. If necessary, a written access agreement will be obtained from the property owners. No property owner will be coerced into participation in the City's Brownfields assessment activities and we will openly communicate the intent of our program to those involved. Any access issues will also be communicated with US EPA.

b. Partnerships with Government Agencies**i. Local State Environmental and Health Agencies – Briefly explain your local environmental oversight structure**

We have developed a strong working relationship with both the Ogle County Health Department and the Illinois Department of Public Health, and will work with them to discover any potential links between this Brownfields project and area health issues. The potential contaminants that we are concerned about or believe to be present based upon historic use are VOCs, metals, PAHs, asbestos, petroleum, and controlled substances. The Ogle County Health Department has been very responsive and supportive of our efforts to gather information in regards to possible contaminants and their negative health effects. The Illinois Department of Public Health has worked with us to identify known and potential sites of contamination and has provided us with vital health statistics from the area that could assist us in linking this project with area health issues. Throughout our project, we will carefully consider potential health risks to local residents. If specific contaminants are identified through our assessment activity, we will share our data with both the Ogle County Health Department and the Illinois Department of Public Health's respective health officials to discuss human health and environmental concerns. The Illinois EPA will continue to be a vital partner in overseeing the environmental assessment and in the ultimate cleanup of Brownfield sites in our community. If through our assessment activities, contamination is confirmed, we will seek to enroll the sites into the Illinois EPA's voluntary cleanup program. As our work advances beyond this grant into cleanup activities, we will continue to work until we acquire a No Further Remediation letter for these sites. There are not any local environmental job training programs in the Rochelle area.

ii. Other relevant Federal, State, and Local Government Agencies

As described in the Leveraging portion of this proposal, the City of Rochelle has been the recipient of numerous and varying federal and state funding assistance agreements. Rochelle will continue to work with the US Economic Development Agency, the Department of Transportation, and the Bureau of Railroads to see if any additional funding opportunities are available for the redevelopment of the City's brownfields sites, particularly the nine (9) priority sites that have been identified by the City.

c. Partnerships with Community Organizations

The City of Rochelle has partnered with organizations that will play vital, significant, and invaluable roles in our Brownfields Program. (Please see Attachment C: Letters of Support):

Community Action Network (CAN): As one of Rochelle's Community Partners, the Community Action Network offers to serve on the City's Brownfields Advisory Committee to assist with any necessary community outreach efforts for the City of Rochelle's Brownfields Program. Specifically, CAN will assist with any translation services needed to communicate with the City's substantial minority population.

Downtown Rochelle Association: The goal of the DRA is to revitalize our historic downtown district, to promote growth and expansion of all Rochelle businesses, through organization, promotion, and coordination within our membership. The Downtown Rochelle Association will assist in identifying potential brownfields within the downtown, support redevelopment planning in the downtown, help market assessed brownfields, and inform business and potential developers of the availability of assessed properties throughout the downtown region.

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Greater Rochelle Economic Development Corporation (GREDCO): The Greater Rochelle Economic Development Corporation works with the City to represent and promote Rochelle's businesses and encourage business/industrial investment in the community. GREDCO will assist in identifying additional brownfields, support redevelopment planning in Rochelle, help market assessed brownfields, and inform businesses and potential developers of the availability of funding assistance.

Flagg-Rochelle Community Park District: In order to promote health and livability through the park system, the City and the Park District must continue to diligently work towards cleaning up the blight and pollution that affects the health and well-being of our community. The Flagg-Rochelle Community Park District will join the City's Brownfields Program as a Community Partner and contribute the following: service as a Brownfields Advisory Committee Member, identify recreational service gap areas that are in close proximity to brownfields sites, leveraging additional funding sources if possible, and promoting the use of redeveloped properties.

Rochelle Rotary Club: As a Community Partner, the Rochelle Rotary Club will serve as a member of the City's Brownfields Advisory Committee, secure new or existing businesses to help redevelop brownfields properties, and promote the City's Brownfields Program through meetings and community outreach.

4. PROJECT BENEFITS

a. Health and/or Welfare of the Environment

As part of our Comprehensive Plan, the City developed a community-approved vision for Rochelle. The plan identifies the following key goals: promote "Smart Growth" principles by supporting infill development; create an efficient, attractive, and sustainable development pattern; build a strong, diverse, and self-sufficient economic base; provide quality housing of all types to residents of Rochelle; revitalize neighborhoods; and improve the appearance of gateways into the community. The presence of these brownfield sites, particularly the priority sites that have been identified, in close proximity to sensitive populations and vacant/underutilized properties in the City, while currently impeding progress towards these goals, provides an opportunity for the City to promote redevelopment in areas with existing infrastructure and encourage sustainable development. With this assessment grant, the City of Rochelle will be able to successfully assess and redevelop Brownfield sites, while supporting our Comprehensive Plan's objectives and embracing US EPA's Livability Principles. Redevelopment of our priority Brownfields will improve our residents' health and welfare by eliminating contamination, thereby limiting inhalation, ingestion, and other contact exposures. It will also promote recreation and potentially give our citizens healthier lifestyle alternatives that will result in an increase in public health. Identifying and redeveloping brownfields is especially important in the impoverished neighborhoods in the downtown and surrounding area where low-income sensitive populations have long had to live with brownfields, and the deteriorating economic conditions have led them to believe that these sites will never be addressed. The assessment and anticipated redevelopment of the priority brownfields will improve residents' health and welfare by removing sources of contamination, thereby limiting inhalation, ingestion, and contact exposures. Redevelopment of the priority brownfields will lead to the creation of additional quality housing for residents, improve the appearance of the downtown and gateways into the community, and add recreation and athletic space. These outcomes not only follow the City's Comprehensive Plan, but also the guiding Livability Principles. The assessment and redevelopment of our priority brownfield sites will also limit uncontrolled, potentially contaminated run-off into the Kye River. Assessment Grant operating procedures will ensure that the community is protected from contaminants during assessment work. Access to the sites will be prohibited during operations. A Health and Safety Plan (HASP) will be completed for each site where intrusive sampling will occur. As specified in the HASP, when subsurface samples are completed or hazardous building materials are disturbed, the release of particulates and vapors will be monitored and controlled. The assessment data generated will be used to help the City determine how to protect the community during redevelopment activities. By using Assessment Grant funds to determine the extent of contamination and following through with remediation and

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engineering/institutional controls, threats to human health will be identified and controlled throughout the process.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Describe how your community is using planning, policies, ordinances or other tools to foster and implement sustainable development

With the Comprehensive Plan, the City of Rochelle is prepared in all components, including infrastructure reuse and sustainability, to serve any advantageous development prospects. Establishing environmental guidelines is desirable to ensure a sustainable future that protects natural areas while allowing for new development. The use and development of natural resources, such as wind power, solar, and other renewable energy resources, as well as "green" building practices will be considered and encouraged. The aim of the environmental guidelines in the Comprehensive Plan is to reduce the consumption of resources, while incorporating sustainable development into all stages of planning, design, and decision making.

ii. Provide one example of efforts you have taken in your planning to integrate equitable development or livability principles for cleanup and revitalization of brownfields

Pollution prevention and the reduction of resource consumption are important goals of our Brownfields Program. Pollution will be addressed with the environmental site assessments conducted at each eligible site along with cleanup activities using alternative funds, when required. Our primary goal in our Brownfields Initiative is to reduce the threat to human health and the environment facing the residents of our city. Conducting assessment activities that lead to future cleanup, remediation, and redevelopment of brownfield sites all contribute to the removal of pollution. We will also ensure that our assessment activities do not contribute to additional pollution by controlling the emissions of airborne contaminants with strict equipment and vehicle idling practices and control of precipitation runoff from drilling activities. Our Comprehensive Plan calls for the adoption of sustainable development, which is a practice that reduces energy consumption and our carbon footprint, which we will be sure to carry out during our assessments. Creating a greenway connection linking the residential neighborhoods to the downtown will allow our citizens to walk to our downtown freely, versus having to drive through the blighted and underutilized properties that exist now. In addition, our strictly enforced storm water ordinance reduces and controls run off. The abandoned or underused properties that are selected for assessment activities are anticipated to be redeveloped, which will reuse the existing infrastructure already in place. We plan to work with the Army Corps of Engineers to implement permeable pavers and other sustainable technologies to apply to current civil facilities in the city. We have really begun to recognize the importance of green building and have made a commitment to incorporate those ideas into future development or improvement projects. In addition, our local, shallow groundwater is the primary source of drinking water, so the protection of our water resources is very important. This funding will also help directly address Brownfields sites that threaten the quality of our drinking water.

c. Economic or Non-Economic Benefits (long term benefits)

i. Discuss Economic Benefits or Non-Economic Benefits

Brownfields redevelopment is imperative for Rochelle's economic survival and for future revitalization and growth. Although our business incentives will help attract development, the use of our Brownfields grant funds will further position environmentally challenged properties for redevelopment. Brownfields redevelopment will trigger reinvestment in the City's downtown district and surrounding residential neighborhoods, key components of the City's Comprehensive Plan. Redeveloping the area will bring investors and developers back to the City, eager to purchase remediated property. Investment in the City will create jobs and improve the overall economic quality of our city. Redeveloping the City's blighted and contaminated sites will be the catalyst for producing a sustainable community and economy that we desire. Much of the housing stock in the City, particularly in the areas where the majority of our minority

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populations live, are on the lower side of the median home values. The only draw to this area now is the lower cost housing, not the quality of life for the immediate area. We desire to have the adjacent housing to become desirable not just for the cost, but for the proximity to well-planned and vibrant development that will provide our residents with the services they desire and need that will be literally blocks from their homes. As brownfields are redeveloped with mixed-uses, the City will attract residents from surrounding rural communities, increasing the City's population and diversifying its workforce, rendering it less vulnerable to economic swings. These outcomes coincide with the guiding Livability Principles of valuing and supporting the community and its neighborhoods, while increasing its economic competitiveness. If awarded, these grant funds will facilitate the development of greenspace or open space in our community. Our ongoing community partnership with the Flagg-Rochelle Community Park District has been a catalyst for the creation of recreational and open space by the development of neighborhood parks in our Community. The addition of parks and open space will only add to the value of the properties located in the surrounding area. The City of Rochelle has been planning to revitalize and reinvest in our community for quite some time. Our Comprehensive Plan specifically discusses redevelopment with the addition of open and greenspace to compliment the areas. As our City struggles to maintain its vitality, due to vacancies and perceived contamination, we need every resource possible to assist in its revitalization. Some of the specific guidance in our Comprehensive Plan includes integrating native vegetation for sustainability of site designs and developing community gardens so as to supplement the lack of healthy, fresh food sources in our community. The City and the Park District will continue to seek out recreational service gaps and create beneficial facilities to be maintained by the Park District.

ii. Describe any planned efforts to promote local hiring and procurement or link members of the community to potential employment opportunities in brownfields assessment, cleanup, or redevelopment related to your proposed project.

When projects arise, the City of Rochelle will work with the Local Workforce Development Board to promote local hiring for the cleanup and redevelopment of brownfield sites. Currently, there are no Brownfields Job Training grantees located near the City of Rochelle.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

If this grant is awarded, it will be the City's first cooperative agreement with US EPA. The City of Rochelle, led by our City Manager, David Plyman, and a qualified environmental consultant will continue progressing with our successful, community-oriented Brownfields initiative to support revitalization. City Staff will serve on the project, acting as an advisory committee that will provide guidance on how to effectively utilize grant funds and leverage additional funding sources to promote viable revitalization. The City has extensive experience facilitating and managing redevelopment projects and will utilize said experience to support the most strategic use of the Brownfields grant funds. Rochelle Staff and our selected environmental consultant will be responsible for the day-to-day grant operations, including: updating and maintaining the Brownfields site inventory; distributing information about the project to the community; selecting sites for assessment; and tracking project progress. City Staff will also be responsible for procuring all contractual services (e.g., environmental consultant), submittal of required reports to US EPA, and managing the Brownfields information within the City's GIS database. City Staff will manage and track all financial transactions and generate all required financial reports. Upon award of the Assessment Grant, the City will prepare a draft Work Plan, coordinate the public announcement of the grant award, and solicit public comments on the draft Work Plan. After the Work Plan is approved by US EPA, the City will retain a qualified environmental consultant in compliance with applicable federal procurement regulations. The environmental consultant will assist with grant management operations, perform assessment work, and assist with reporting.

CITY OF ROCHELLE, ILLINOIS

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b. Audit Findings

The City of Rochelle has not had any adverse audit findings, nor have we been required to comply with special "high risk" terms and conditions under agency regulations implementing OMB Circular A-102.

c. Past Performance and Accomplishments

i. Not Applicable. The City of Rochelle has not been a previous recipient of US EPA Brownfields Funding.

ii. While the City of Rochelle has not yet been a recipient of US EPA Brownfields funding, they do have extensive experience in managing federal and state funds. The City of Rochelle has received and successfully managed approximately \$20,000,000 in federal and state funding from the US Department of Commerce - Economic Development Administration (EDA), Illinois Department of Commerce and Economic Opportunity, Illinois Department of Transportation - Bureau of Railroads, and the Illinois Department of Transportation Economic Development Program. The funding from each program is explained more explicitly below. Oftentimes, this funding is leveraged off of each other for large projects, such as the current EDA infrastructure project that is happening in the City of Rochelle right now. The City staff, led by the Mayor and City Manager, ensures that these projects are managed effectively and efficiently. The City of Rochelle has an impeccable history of performing all requirements of the funding programs, including the following: adhering to all Grant Agreement/Cooperative Agreement requirements; complying with all reporting requirements; submitting any necessary technical reports; submitting all necessary progress reports; submitting all necessary annual reports; submitting all necessary DBE/MBE reports; and closing each project out successfully. If the City of Rochelle is awarded this Assessment funding, the City will continue to provide effective management capabilities for US EPA.

1. Purpose and Accomplishments:

The City of Rochelle has been the recipient of various forms of federal and non-federal funding over the past few decades. Specifically, the City has received funding from the following agencies:

- United States Economic Development Agency (EDA): \$2,400,000 for the purposes of critical transportation infrastructure improvements and upgrades
- Illinois Department of Commerce & Economic Opportunity (DCEO): over \$4,000,000 has been awarded through various Illinois DCEO Grants for infrastructure and economic development projects throughout the past ten years.
- Illinois Department of Transportation (IDOT)/Bureau of Railroads: An \$8,250,000 railway extension project was completed in Rochelle with funding from the IDOT, the Bureau of Railroads, and EDA.
- Illinois Department of Transportation - Economic Development Program (EDP): IDOT's Economic Development Program has provided almost \$2,000,000 in funding to the City of Rochelle over the past decade to assist with the funding of road improvements and upgrades to serve the industry in the area.

2. Compliance with Grant Requirements:

The City of Rochelle has remained in compliance with all of their funding program requirements, including any approved Work Plans and Cooperative Agreements for US EDA, US DOT, and HUD. We have maintained our proposed schedule and complied with all terms and conditions to date. In addition, all reporting activities have been completed and reports submitted in a timely manner.

iii. Not Applicable. The City of Rochelle has been a previous recipient of Federal Funding/ Assistance Agreements.

ATTACHMENT A: THRESHOLD DOCUMENTATION

CITY OF ROCHELLE, ILLINOIS

US EPA BROWNFIELDS COMMUNITY-WIDE ASSESSMENT GRANT PROPOSAL

THRESHOLD CRITERIA

1. Applicant Eligibility: The City of Rochelle is an incorporated municipality of the State of Illinois and has the authority to enter into a cooperative agreement with the United States Environmental Protection Agency.

2. Letter from State Environmental Authority: The City of Rochelle has received a letter of acknowledgement from the Illinois Environmental Protection Agency. (Please see Attachment B: Letter of Acknowledgement from IEPA)

3. Community Involvement:

We recognize that we can bolster our success rate in facilitating redevelopment by drawing on the different areas of expertise of our local, regional, state, and federal partners. This partnership approach will help to ensure that brownfield redevelopment in Rochelle is undertaken in an economically, environmentally, and socially sustainable manner, producing projects with the greatest possible impact and catalyzing effects. We have some successful partnerships already in place and seek to develop others as we advance our Brownfields Program. The City of Rochelle will include the affected neighborhoods and their respective residents as vital partners in our assessment, cleanup, and/or reuse plans. Neighborhood organizations and/or citizen's groups will have the opportunity to express their concerns, identify their needs, and create and implement redevelopment plans. As we move forward with the assessment program, we will provide fact sheets on the status of our Brownfields assessment activities at important junctures. We will continue to post these fact sheets on our webpage, distribute them at City Hall, and mail them to our community partners and directly affected residents. Lastly, we will hold Brownfields Redevelopment Advisory Committee meetings on a regular basis to ensure community oversight of our Brownfields initiative. We have developed an initial site inventory of our potential high-priority brownfields sites, potential contaminants, and known contamination health effects, as previously discussed. Once our Brownfields Assessment Activities commence, we will be sure to remain in regular, transparent communication with our residents. Since our proposal is community-wide, the focus of our notification program will be community-wide. The appropriate notification methods that we will utilize include newspaper articles, web publishing/posting, City Council meetings, and the Brownfields Redevelopment Advisory Committee meetings. If we are awarded this grant, we will continue to utilize diverse notification methods, ensuring that we reach a broad audience. It will also be a priority for us to describe our activities and progress in ways that are easily understood by our residents who will most likely be unfamiliar with environmental and scientific terminology. Due to the high percentage of Hispanic residents in Rochelle, we intend to translate our press releases into Spanish due to staff limitations. In addition, if any Spanish-speaking household is confirmed to be directly impacted by our assessment work, we will seek out translation services. The Community Action Network (CAN), one of our Community Partners, will be directly assisting us with translation services. We are already aware of some potential sites within the City based upon our previous brownfields inventory activities, and do not foresee any access issues. If necessary, a

CITY OF ROCHELLE, ILLINOIS

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written access agreement will be obtained from the property owners. No property owner will be coerced into participation in the City's Brownfields assessment activities and we will openly communicate the intent of our program to those involved. Any access issues will also be communicated with US EPA.

4. Site Eligibility and Property Ownership Eligibility: Not Applicable. This Proposal is for a Community-Wide Assessment Grant. An eligibility determination matrix will be submitted for each of the sites selected for assessment upon the award of this Community-Wide Assessment Grant.

ATTACHMENT B:
LETTER OF
ACKNOWLEDGEMENT FROM
IEPA



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829

PAT QUINN, GOVERNOR

LISA BONNETT, DIRECTOR

January 10, 2014

Ms. Linda Mangrum
Ms. Kelley Moore
U.S. EPA, Region 5
77 West Jackson Blvd. (SM-7J)
Chicago, IL 60604-3507

Dear Ms. Mangrum and Ms. Moore:

The City of Rochelle is applying for a \$200,000 Brownfields Assessment Grant for Hazardous Substances and a \$200,000 Brownfields Assessment Grant for Petroleum from U.S. EPA. Both grants will be used to perform community-wide assessments.

If the City of Rochelle identifies properties in the target area potentially contaminated with petroleum, it will seek an eligibility determination from Illinois EPA before conducting site-specific assessments.

Illinois EPA supports the City of Rochelle's efforts to obtain federal Brownfields funds for this project. If you have any questions, please contact me at 217-785-4729 or heather.nifong@illinois.gov

Sincerely,

A handwritten signature in cursive script that reads "Heather Nifong".

Heather Nifong
Programs Advisor
Division of Remediation Management

ATTACHMENT C:
LETTER OF SUPPORT
FROM COMMUNITY PARTNERS

January 17, 2014

Mayor Chet Olson
City of Rochelle
420 N. 6th Street
Rochelle, Illinois 61068

RE: Community Partner for City of Rochelle's Brownfields Program

Dear Mayor Olson:

The Community Action Network (CAN) is proud of the dedicated effort that the City of Rochelle has made to redevelop brownfield sites within the City. In support of the City of Rochelle's Brownfields Program, the Community Action Network pledges service and cooperation as a Community Partner. The Community Action Network understands the detriment that brownfields sites can pose to a community's redevelopment and economic development efforts, particularly throughout the downtown. The existence of abandoned properties and the possible environmental contamination within can deter the sale and redevelopment of these sites. With a Brownfields Program in place, these issues are confronted and the groundwork is laid for community improvement and growth.

The Community Action Network also understands the positive impact that cooperation from service organizations has on brownfields redevelopment. As one of Rochelle's Community Partners, the Community Action Network offers to serve on the City's Brownfields Task Force to assist with any necessary community outreach efforts for the City of Rochelle's Brownfields Program. Specifically, we will assist with any translation services needed to communicate with the City's substantial minority population. We look forward to a successful partnership.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michelle Fease".

President, Community Action Network



January 21, 2014

Mayor Chet Olson
City of Rochelle
420 N. 6th Street
Rochelle, Illinois 61068

RE: Community Partner for City of Rochelle's Brownfields Program

Dear Mayor Olson,

The Downtown Rochelle Association has a goal of revitalizing Rochelle's historic downtown district, to promote growth and expansion of all Rochelle businesses through organization, promotion, and coordination within our membership. The Downtown Rochelle Association is very supportive of the dedicated effort that the City of Rochelle has made to identify potential brownfields sites within the City for assessment and redevelopment. In support of the City of Rochelle's Brownfields Program, the Downtown Rochelle Association pledges our service and cooperation as a Community Partner. The Downtown Rochelle Association understands the detriment that brownfields sites can pose to a community's redevelopment and economic development efforts, particularly throughout the downtown. The existence of abandoned properties and the possible environmental contamination within can deter the sale and redevelopment of these sites. With a Brownfields Program in place, these issues will be confronted and the groundwork will be laid for community improvement and growth.

As one of Rochelle's Community Partners, the Downtown Rochelle Association offers the following commitment:

- Actively participate in the City's Brownfields committee for the selection and prioritization of sites.
- Provide information on and access to selected downtown properties.
- Act as a conduit to membership and the general public regarding Brownfield information, planning documents, and other public outreach.

We believe Downtown Rochelle will benefit immensely from this program and we look forward to a successful partnership.

Sincerely,

A handwritten signature in cursive script that reads "Robert T. Chadwick". The signature is written in dark ink and is positioned below the word "Sincerely,".

Robert T. Chadwick
President, Downtown Rochelle Association

RTC:nh



Greater Rochelle
Economic Development Corporation

420 N. Sixth Street
Rochelle, Illinois 61068
Tele: (815) 562-7595

January 15, 2014

Mayor Chet Olson
City of Rochelle
420 N. 6th Street
Rochelle, Illinois 61068

RE: Community Partner for City of Rochelle's Brownfields Program

Dear Mayor Olson:

The Greater Rochelle Economic Development Corporation (GREDCO) partners with the City of Rochelle and plays a unique and effective economic development role. Much of Rochelle's success in attracting industrial clients and other new business is tied directly to its relationship with GREDCO. GREDCO is proud and very supportive of the dedicated effort that the City of Rochelle has made to identify potential brownfields sites within the City for assessment and redevelopment. In support of the City of Rochelle's Brownfields Program, GREDCO pledges service and cooperation as a Community Partner. GREDCO understands the detriment that brownfields sites can pose to a community's redevelopment and economic development efforts, particularly throughout the downtown and original sections of the City. The existence of abandoned properties and the possible environmental contamination within can deter the sale and redevelopment of these sites. With a Brownfields Program in place, these issues will be confronted and the groundwork will be laid for community improvement and growth.

As one of Rochelle's Community Partners, the Greater Rochelle Economic Development Corporation offers to use its redevelopment experience to provide brownfields redevelopment planning, guidance, and marketing support for the City of Rochelle's Brownfields Program. We look forward to a successful partnership.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Anderson", is written over the typed name and title.

Jason Anderson

Director- Greater Rochelle Economic Development Corporation

January 20, 2014

Mayor Chet Olson
City of Rochelle
420 N. 6th Street
Rochelle, Illinois 61068

RE: Community Partner for the City of Rochelle's Brownfields Program

Dear Mayor Olson:

As Executive Director of the Flagg-Rochelle Community Park District, I would like to confirm our ongoing commitment and support to the City of Rochelle's Brownfields Program. The Flagg-Rochelle Community Park District is well aware of the need for close partnerships to effectively develop and operate our sustainable programs. We strongly feel that park space and recreation are essential for a prominent quality of life, resulting in a high return on investment of resources.

Our partnership will be demonstrated by providing representatives from the Park District to serve on the City's Brownfields Advisory Committee. In addition, any joint redevelopment effort that can be made will be a great asset for both of our organizations, but also for the community we serve. The transformation of a site from a blighted and contaminated property to a diverse recreational attraction for all ages can be a real success!

We look forward to continuously offering our services to the City's Brownfields Program by:

- Actively serving as an ongoing member of the City's Brownfields Advisory Committee and providing assistance with site prioritization and rankings.
- Identifying recreational service gap areas within the City that are in close proximity to brownfields where contamination may be negatively affecting residents.
- Working towards filling service gap areas by redeveloping nearby Brownfields properties into well-maintained park space and recreational facilities that meet the recreational needs of the community and future generations.
- Leveraging additional funding sources and Park District resources for joint projects to ensure success.

- Promoting the use of redeveloped Brownfields properties to residents through marketing and continuously offering diverse and well supported recreational activities for their health, well-being, and entertainment, which are essential for a healthy lifestyle.

In order to promote health and livability through our park system, we must continue to diligently work towards cleaning up the blight and pollution that affects the health and well-being of our community. We look forward to continuously supporting the City of Rochelle's Brownfields Program.

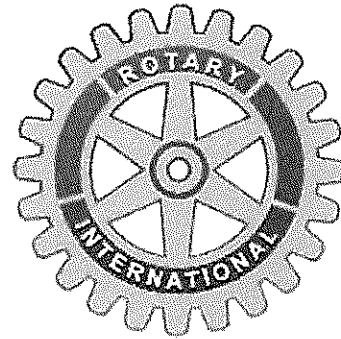
Sincerely,

A handwritten signature in black ink, appearing to be "E. C. H.", written in a cursive style.

Executive Director
Flagg-Rochelle Community Park District

January 21, 2014

Mayor Chet Olson
City of Rochelle
420 N. 6th Street
Rochelle, Illinois 61068



RE: City of Rochelle's Brownfields Program

Dear Mayor Olson:

As President of the Rochelle Rotary Club, I would like to voice our commitment and support to the City of Rochelle's Brownfields Program. Our club consists of area business leaders who understand the need for close partnerships to effectively develop and execute the Brownfields Program.

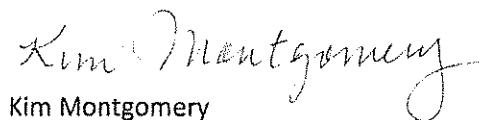
I believe the Rotary Club can work closely with the City of Rochelle in a number of ways, including having representation on the City's Brownfields Advisory Committee. As area business owners and managers, the Rotary Club membership has a vested interest in seeing the Rochelle community prosper. By removing blight and contamination from existing properties, the City of Rochelle becomes much more attractive for expanding current businesses and for attracting new industries.

We look forward to offering our time and energy to the City's Brownfields Program by:

- o Serving as an ongoing member of the City's Brownfields Advisory Committee and providing assistance with site selection, prioritization and rankings.
- o Securing new or existing businesses to help redevelop brownfield properties.
- o Promote the City's Brownfield program through information meetings to our membership and the general public.

In order to keep Rochelle a viable and economically stable city, we must collaborate as a community to remove the identified areas of blight and environmental contamination and work towards redevelopment. Our club looks forward to supporting the City of Rochelle's Brownfields Program and the wonderful impact it will have on the community.

Sincerely,


Kim Montgomery
President
Rochelle Rotary Club #3090

**ATTACHMENT D:
SPECIAL CONSIDERATIONS
CHECKLIST**

Appendix 3 Other Factors Checklist

Name of Applicant: City of Rochelle, Illinois

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
X	Community population is 10,000 or less	1
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
X	Project is primarily focusing on Phase II assessments.	8
	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	
	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant must attach documentation</u> which demonstrates this connection to a HUD-DOT-EPA PSC grant.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
X	Community is implementing green remediation plans.	6
	Climate Change	